

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
JULY 19, 2006

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lenny Levy, Commissioners Matthew Hopkins, Lloyd Kaufman, and Danny Winborne, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planners Jacqueline Marsh and Patricia Patula, and Recording Secretary Myriam Gonzalez.

Chair Bauer noted that the Commission had participated in a joint public hearing with the City Council on July 17, 2006, on MP-1-06 - Special Conditions of GE Special Study Area, and the motion establishing the Commission's record-holding period was made in error, as it referenced the wrong application number. To correct the error the Commission moved as follows:

Commissioner Hopkins moved, seconded by Commissioner Winborne, to close the Planning Commission's public hearing record on MP-1-06 on July 27, 2006, at 5:00 p.m.

Vote: 5-0

I. APPROVAL OF MINUTES

July 5, 2006, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Winborne, to DEFER approval of the Minutes of the July 5, 2006.

Vote: 5-0

II. SITE PLANS

AFP-06-020 -- Hospice Caring at Bohrer Park
518 South Frederick Avenue
1,037-Sq.Ft. Cottage Addition
AMENDMENT TO FINAL PLAN REVIEW

R-A Zone

Planner Patula located the site and noted the proposed addition would be to the existing brick rambler at Bohrer Park.

Architect for the applicant, I.K. Laing, discussed the proposed addition, noting a one-story structure that would wrap around the northeast corner of the existing building with matching materials and roofing. He indicated this proposal is for additional office space.

Ms. Patula stated the proposed plan complies with Zoning Ordinance §§ 24-170 and 24-172, subject to compliance with a condition that she listed. Chair Bauer noted the County and City Fire Marshall's approvals. Vice Chair Levy voiced his support of the application.

Vice Chair Levy moved, seconded by Commissioner Winborne, to grant AFP-06-020 -Hospice Caring at Bohrer Park, AMENDMENT TO FINAL PLAN APPROVAL, with the following condition:

1. Applicant will obtain approval for the drainage system from the Department of Public Works, Park Maintenance, and Engineering (DPWPM&E).

Vote: 5-0

AFP-06-010 -- Kentlands Square - Sunoco
121 Kentlands Boulevard
Service Station/Signage Changes
AMENDMENT TO FINAL PLAN REVIEW

Planner Marsh located the site and introduced this plan for signage and façade changes needed for converting from a Mobil to a Sunoco service station with a carwash.

Attorney for the property owner, John Barr, Esq., provided background information related to the property owner, thanked staff for assistance given, and voiced agreement with the Staff Comments on the application.

Applicant representative Jennifer Uglich, Core States Engineering, presented the proposed elevations and colored, computer-generated pictures of the proposed canopy and signage for the convenience store, pump island and carwash. She pointed out that they incorporated the Sunoco corporate logo and the trade arched sign for the convenience store on its front and rear. She indicated the proposed (10' wide x 8' high) monument sign would include the existing brick base, but modified it to meet the current Sign Ordinance as to width and height.

Construction Engineer Clayton McCane, Sunoco, Inc., answered questions of Chair Bauer and Commissioner Winborne about the base of the monument sign and the sign on the back of the building.

There was no testimony from the public.

Planner Marsh stated that staff finds the application in conformance with Zoning Ordinance §§ 24-170, 24-172 and 24-212, subject to the applicant's compliance with a condition that she listed.

Chair Bauer asked for clarification about the color scheme on the canopies not being part of the sign package. Planning and Code Administration Director Ossont responded by identifying the signage and noting that the colored areas do not meet the definition of icon or logo signage. Mr. Ossont pointed out, however, the monument sign does include an icon, which is included in the signage count.

Chair Bauer voiced a concern that the proposed modified monument sign would be of a lesser quality than the existing sign, which had been designed in keeping with the architectural context of the area. He added that the removal of the brick pillars now flanking the sign would be detrimental to the Kentlands Boulevard streetscape. Chair Bauer was also concerned with the arched-shaped signs over the entrances to the convenience store on Elevations A and C, as the signs are proposed under the existing structural barrel arches on both facades in a way that has no direct relationship to each other.

Members of the Commission expressed that the proposal to remove the flanking pillars from the monument sign would detrimentally affect the streetscape, noting that the original pillar design is better because it is harmonious and consistent with the entrance to the community.

Discussion ensued about options within Code stipulations to revise the proposed sign while retaining the columns.

Regarding the concern with the arched-shape signs over the entrances, Mr. McCane pointed out that the arched sign is a standard logo to demarcate entrances. Mr. Barr noted the monument sign currently includes a stepped sign and the Kentlands Citizens Assembly has asked to remove the step.

The Commission discussed deferring their decision on this plan to allow the applicant to work with staff resolve the monument sign issue.

Vice Chair Levy moved, seconded by Commissioner Winborne, to
DEFER AFP-06-010 -Kentlands Square Sunoco, AMENDMENT TO
FINAL PLAN APPROVAL.

Vote: 5-0

AFP-06-024 -- 609 Lake Varuna Drive
(Young Residence)
285-Sq.Ft. Screened Porch
AMENDMENT TO FINAL PLAN REVIEW
MXD Zone

Planning and Code Administration Director Ossont noted this application was received in June 2006, but the Homeowners Association issued its approval of the plan past the site plan submittal deadline. He added the City Residential Plans Examiner has reviewed and approved it, pending the Commission's decision. In response to Chair Bauer, Mr. Ossont voiced his support of the applicant's request for a waiver of the Commission's Rules of Procedure submittal deadline.

Vice Chair Levy moved, seconded by Commissioner Kaufman, to
grant a waiver of the submittal deadline for AFP-06-024 - 609
Lake Varuna Drive.

Vote: 5-0

Planner Marsh located the property and the porch in the back of the house.

Applicant Steven Bentzel, Anvil Homes, in response to Vice-Chair Levy, provided accurate dimensions for the porch. In response to Commissioner Hopkins, Mr. Bentzel discussed the structural design of the porch roofline.

There was no testimony from the public.

Planner Marsh stated the plan complies with Zoning Ordinance §§ 24-170 and 24-172, subject to the applicant's compliance with the condition listed below.

Vice Chair Levy moved, seconded by Commissioner Kaufman, to
grant AFP-06-024 - 609 Lake Varuna Drive, AMENDMENT TO
FINAL PLAN APPROVAL, with the following condition:

1. The applicant shall adhere to the stipulation as mandated by the Lakelands Community Association Design Review Committee that the vertical surfaces of the porch shall be painted/stained white or off-white to match the existing trim.

Vote: 5-0

III. FROM THE COMMISSION

Commissioner Winborne

Reported unsafe conditions for pedestrians at the corner of Quince Orchard Road and Firstfield Road due to the locations of bus stops on both sides of the road.

Vice-Chair Levy

Referenced staff's July 13, 2006, memorandum on bicycle/pedestrian facility planning, noting that it did not identify the appropriate locations for such facilities in commercial areas. He added that they should be located as close to shops as possible.

Commissioner Hopkins

Shared the above comments and called for creative solutions to bus stops in the City, noting that solutions should include special paving, appropriate lane demarcations, sufficient distance from vehicle turning radii, etc. Additionally, he called for the same planning respect for the design of bicycle facilities.

Chair Bauer

1. Thanked Planner Rob Robinson and the Bicycle and Pedestrian Advisory Committee for their thorough and creative work on bicycle/pedestrian facility planning and suggested that this type of planning be included in the design guidelines of big development projects, which are forthcoming.
2. Congratulated Lenny Levy for his new term serving in the Planning Commission, noting that his official swearing in ceremony took place on July 17, 2006.

IV. FROM STAFF

Planning and Code Administration Director Ossont

1. Noted that a text amendment regarding site development plans will be scheduled for discussion at the next Planning Commission meeting.
2. Noted that given some revisions to the proposed building elevations of the Crown Farm Pointe project, this issue will also be scheduled for discussion at the next Planning Commission meeting.
3. Reported that the signaling at the Olde Towne/Summit Avenues intersection has been adjusted in response to a request of the Commission, and noted that other locations that need similar adjustments are currently under consideration.

Community Planning Director Schwarz

Listed upcoming joint meetings.

V. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:30 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary